005.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,037,200 / 1,037,200
					USE VALUE:	1,037,200 / 1,037,200
					ASSESSED:	1,037,200 / 1,037,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98	-100	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIANO MARY E /TRUSTEE
Owner 2:	CIANO EGERTON TRUST
Owner 3:	
Street 1:	98 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIANO MICHAEL J & MARY E -
Owner 2:	-
Street 1:	98 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,537 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3084 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5537.000	563,400	4,900	468,900	1,037,200
Total Card	0.127	563,400	4,900	468,900	1,037,200
Total Parcel	0.127	563,400	4,900	468,900	1,037,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.32 | /Parcel: 336.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5041

GIS Ref

GIS Ref

Insp Date 09/01/17

!537!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,500	4900	5,537.	468,900	1,037,300	1,037,300	Year End Roll	12/18/2019
2019	104	FV	415,500	4900	5,537.	498,200	918,600	918,600	Year End Roll	1/3/2019
2018	104	FV	415,500	4900	5,537.	363,400	783,800	783,800	Year End Roll	12/20/2017
2017	104	FV	387,700	5100	5,537.	316,500	709,300	709,300	Year End Roll	1/3/2017
2016	104	FV	387,700	5100	5,537.	269,600	662,400	662,400	Year End	1/4/2016
2015	104	FV	344,700	5100	5,537.	263,700	613,500	613,500	Year End Roll	12/11/2014
2014	104	FV	344,700	5100	5,537.	216,900	566,700	566,700	Year End Roll	12/16/2013
2013	104	FV	359,000	5100	5,537.	206,300	570,400	570,400		12/13/2012

PRINT

Date	Time
12/10/20	16:18:35

LAST REV

Date	Time
09/14/17	11:55:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 537

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO MICHAEL J	37330-323		12/11/2002	Family	1	No	No		
	1122-432		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
9/27/1999	Meas/Inspect	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5537		Sq. Ft.	Site		0	80.	1.06	1									468,886						468,900	

Total AC/HA: 0.12711 | Total SF/SM: 5537 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,886 | Spl Credit | Total: 468,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99046689
Const Adj.:	0.98637199
Adj $ / SQ:	166.085
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692101
Depreciation:	128731
Depreciated Total:	563370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

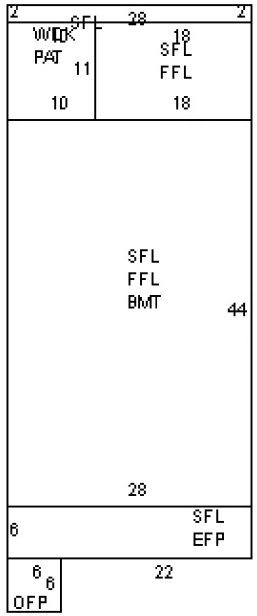
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.08
Special Features:	0	Val/Su Net:	118.86
Final Total:	563400	Val/Su SzAd	182.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,654	166.080	274,704
FFL	First Floor	1,430	166.080	237,501
BMT	Basement	1,232	49.830	61,385
EFP	Enclos Porch	168	42.840	7,197
PAT	Patio	110	5.580	614
WDK	Deck	110	14.890	1,637
OFP	Open Porch	36	43.400	1,562
	Net Sketched Area:	4,740	Total:	584,600
Size Ad	3084	Gross Are	4740	FinArea 3084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1924	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900